

In re:
Neal Weinstein
Debtor

Case No. 20-12601-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Oct 16, 2023

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 9

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 18, 2023:

Recip ID	Recipient Name and Address
db	+ Neal Weinstein, 3244 E Durham Place, Holland, PA 18966-2904
cr	+ Council Rock School District, c/o Portnoff Law Associates, Ltd., P.O. Box 3020, Norristown, PA 19404-3020
cr	+ Santander Bank, N.A., c/o Thomas A. Capehart, Esq., Gross McGinley LLP, 33 S Seventh Street, Allentown, PA 18101-2418

TOTAL: 3

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: megan.harper@phila.gov	Oct 17 2023 06:41:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVCBICNOTICE1@state.pa.us	Oct 17 2023 06:40:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
cr	Email/Text: BankruptcyECFMail@mccalla.com	Oct 17 2023 06:40:00	Fay Servicing, LLC, c/o McCalla Raymer Leibert Pierce, LLC, Bankruptcy Dept, 1544 Old Alabama Road, Roswell, GA 30076
cr	+ Email/Text: DeftBkr@santander.us	Oct 17 2023 06:40:00	SANTANDER BANK, N.A., Santander Bank, N.A., 450 Penn St., Mc: 10-421-MC3, Reading, PA 19602-1011
cr	+ Email/Text: bkelectronicnoticecourtmail@computershare.com	Oct 17 2023 06:40:00	SPECIALIZED LOAN SERVICING LLC, 6200 S. Quebec Street, Greenwood Village, CO 80111-4720
cr	+ Email/Text: SLBKNotices@nationalbankruptcy.com	Oct 17 2023 06:40:00	SPECIALIZED LOAN SERVICING, LLC, 14841 Dallas Parkway, Suite 300, Dallas, TX 75254-7883

TOTAL: 6

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		US Bank Trust National Association, Not In Its Ind
cr	*+	Specialized Loan Servicing LLC, 6200 S. Quebec St., Greenwood Village, CO 80111-4720

TOTAL: 1 Undeliverable, 1 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

District/off: 0313-2

User: admin

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Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 18, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 16, 2023 at the address(es) listed below:

Name	Email Address
ANTONIO G. BONANNI	on behalf of Creditor Bridgecrest Credit Company LLC abonanni@hoflawgroup.com, pfranz@hoflawgroup.com
BRIAN CRAIG NICHOLAS	on behalf of Creditor US Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
CHRISTOPHER A. DENARDO	on behalf of Creditor SPECIALIZED LOAN SERVICING LLC logsecf@logs.com
JAMES RANDOLPH WOOD	on behalf of Creditor Council Rock School District jwood@portnoffonline.com jwood@ecf.inforuptcy.com
KELLIE LYNNE RAHL-HEFFNER	on behalf of Creditor Santander Bank N.A. krah1-heffner@grossmcginley.com, jkacsur@grossmcginley.com;jpraedin@grossmcginley.com
MARK A. CRONIN	on behalf of Creditor US Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust bkgroup@kmlawgroup.com
SCOTT F. WATERMAN [Chapter 13]	ECFMail@ReadingCh13.com
STEPHEN M HLADIK	on behalf of Creditor Bridgecrest Credit Company LLC shladik@hoflawgroup.com, ckohn@hoflawgroup.com
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov
ZACHARY PERLICK	on behalf of Debtor Neal Weinstein Perlick@verizon.net pireland1@verizon.net;esquire.zacharyp.b123075@notify.bestcase.com

TOTAL: 10

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

Neal Weinstein		CHAPTER 13
	<u>Debtor(s)</u>	
US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust		NO. 20-12601 AMC
	<u>Movant</u>	
vs.		
Neal Weinstein		11 U.S.C. Section 362
	<u>Debtor(s)</u>	
Scott F. Waterman		
	<u>Trustee</u>	

STIPULATION

AND NOW, it is hereby stipulated and agreed by and between the undersigned as follows:

1. As of September 29, 2023, the tax arrearage on the mortgage held by the Movant on the Debtor's residence is **\$1,668.97**.
2. Debtor shall cure said arrearages in the following manner, Within fourteen (14) days of the filing of this Stipulation, Debtor shall make an immediate tender payment of the full tax arrearage of **\$1,668.97**.
3. Debtor shall maintain all future real estate taxes on the property.
4. In the event the real estate taxes become delinquent again, under the terms of this stipulation, Movant shall make a full payment to the county or any taxing authority and therefore, shall notify the Debtor(s) and Debtor's attorney of the default in writing and the Debtors may cure said default within FIFTEEN (15) days of the date of said notice. If Debtor(s) should fail to cure the default within fifteen (15) days, the Movant may file a Certification of Default with the Court and the Court shall enter an Order granting Movant relief from the automatic stay.
5. The stay provided by Bankruptcy Rule 4001(a)(3) is waived.
6. If the case is converted to Chapter 7, Movant shall file a Certification of Default with the court and the court shall enter an order granting Movant relief from the automatic stay.
7. If the instant bankruptcy is terminated by either dismissal or discharge, this agreement shall be null and void, and is not binding upon the parties.

8. The provisions of this stipulation do not constitute a waiver by Movant of its right to seek reimbursement of any amounts not included in this stipulation, including fees and costs, due under the terms of the mortgage and applicable law.

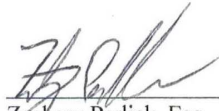
9. The parties agree that a facsimile signature shall be considered an original signature.

Date: September 29, 2023

/s/ Mark A. Cronin, Esquire

Mark A. Cronin, Esquire
Attorney for Movant

Date: 10-2-23



Zachary Perlick, Esq.
Attorney for Debtor(s)

Date: 10/4/2023

/s/ Ann E. Swartz, for

Scott F. Waterman Esq.
Chapter 13 Trustee

Approved by the Court this 13th day of October, 2023. However, the court retains discretion regarding entry of any further order.



Bankruptcy Judge
Ashely M. Chan